

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

202/95 JANEFIELD DRIVE BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$345,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,025

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/44 ORMOND BOULEVARD BUNDOORA VIC 3083	\$364,000	10-Feb-25
207/83 JANEFIELD DRIVE BUNDOORA VIC 3083	\$315,000	08-Apr-25
3/87 JANEFIELD DRIVE BUNDOORA VIC 3083	\$415,000	24-Jan-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 July 2025

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**6/44 ORMOND BOULEVARD
BUNDOORA VIC 3083**

 2  1  1

Sold Price **\$364,000** Sold Date **10-Feb-25**

Distance **0.24km**



**207/83 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 1  1  -

Sold Price ^{RS} **\$315,000** Sold Date **08-Apr-25**

Distance **0km**



**3/87 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 2  1  1

Sold Price ^{RS} **\$415,000** Sold Date **24-Jan-25**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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